

**PLANNING COMMISSION MINUTES**  
**December 4, 2007**  
**7:00 P.M.**

Present: Chairman Clark Jenkins, Vice-Chairman Tom Smith, Dave Badham, Michael Allen, City Council Representative Barbara Holt, City Engineer Paul Rowland, Planning Director Aric Jensen, Recording Secretary Connie Feil.

Absent: City Attorney Russell Mahan, Ray Keller and Beth Holbrook.

Clark Jenkins welcomed all those present.

Tom Smith made a motion to approve the minutes for November 20, 2007 as amended. Dave Badham seconded the motion and voting was unanimous.

**1. Consider preliminary and final site plan approval for Riley Court addition located at 132 E. 500 S., Marv Blosch, applicant.**

Rick Hinds, representing Marv Blosch, was present. Aric Jensen explained that Mr. Blosch is requesting preliminary and final amended site plan review for the existing Riley Court Senior Apartments. At this time Mr. Blosch is proposing a 4-unit addition, which will include a common area and related facilities, which will allow him to convert this building into an independent living center and not simply senior apartments. The primary difference between senior apartments and an independent living center are the services provided. Senior apartments are just age restricted apartment units while independent living centers contain common areas and a-la-carte services, such as food, housekeeping, physical assistance, etc. However, they don't provide substantial medical service like a nursing home or assisted living center.

As part of this proposal, Mr. Blosch is also tearing down an old home that is adjacent to a newer triplex located on a property adjacent to this site but that fronts on 200 E. This property has been combined with the Riley Court property for a total size of 2.2 acres. The triplex itself is not physically attached to the old home except by a cricket and some unsubstantial walls, which would be removed as part of this process. Off-street parking for the triplex will be constructed where the old home was.

The majority of the site is already existing and Staff reviewed the parking counts and the proposed building elevations, along with the landscaping calculations, and made the following findings.

The parking counts on the proposed amended site plan are as follows:

- 43 dedicated stalls to Riley Court
- 7 dedicated stalls to the two office buildings on the corner

8 shared stalls between Riley Court and the offices  
10 dedicated garage/storage spaces for Riley Court  
7 dedicated parking spaces for the existing triplex

The proposal is consistent with what was proposed at the time the two homes on the corner were converted to office buildings and with the current requirements of the Land Use Ordinance regarding parking stalls for professional office buildings, independent living centers, and multi-family units. The 7 stalls dedicated to the triplex can be broken down as 4 new parking stalls to be constructed where the old home is, plus three existing stalls, which will bring that property into compliance with our current parking requirement of 2.25 stalls per unit.

The landscape percentage, as submitted by the project architect, is 41% of the site, which meets the minimum criteria of 40%.

A review of the proposed building elevations shows that the new addition will create sort of a split level building. Staff has met with the project architect and discussed the concern that there will be stairs between the existing building, which has the elevators, and the addition, which will have the common area. Staff is confident that the project architect can find a solution to this problem without substantially changing the proposed site plan.

Staff recommends preliminary and final amended site plan approval for the conversion of the Riley Court Apartments to the Riley Court Independent Living Center, with the findings in the staff report and with the following conditions:

1. The project architect resolve the issue of split levels and elevator access to the common areas,
2. That parking be provided as shown, including the 4 new stalls adjacent to the existing triplex located on 200 East,
3. A deed restriction be placed on the Riley Court property indicating that it is an Independent Living Center according to the requirements of Bountiful City at the time of site plan approval,
4. A deed restriction be placed on the triplex property located on 200 East stating that it is part of Riley Court and may not be separated.

There was a discussion regarding the addition of the triplex to Riley Court. The triplex will be combined with the Riley Court property and deeded as one parcel. This will prevent selling the triplex off in the future.

Dave Badham made a motion to recommend to the City Council preliminary and final site plan approval for Riley Court addition located at 132 E. 500 S. subject to the conditions outlined by Staff with the combination of #3 and #4 to read as follows:

3. The appropriate deeds be executed consolidating all the parcels into one parcel and they cannot be separated.

Barbara Holt seconded the motion and voting was unanimous in favor.

Meeting adjourned at 7:25 P.M.